

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by David Abramson, Planner I

SUBJECT: Resolution
DG 6-1-03 New World Plat, 7600 S.W. 36th Street/ Generally located on the
S.W. Corner of S.W. 35th Street and S.W. 76th Avenue.

AFFECTED DISTRICT: District 2

TITLE OF AGENDA ITEM:

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING A REVISION TO THE NON-VEHICULAR ACCESS LINE OF THE "NEW WORLD PLAT", AND PROVIDING AN EFFECTIVE DATE.

REPORT IN BRIEF: Petitioner is requesting to amend the non-vehicular access line on the "New World Plat". This is the site of the newly constructed Nova Family Center. The site plan was approved by Town Council on March 6, 2002. The delegation is needed to ensure that the plat access openings are consistent with those constructed, as indicated, on the approved site plan. The applicant seeks two new 30' openings and two new 20' openings in the NVAL along southwest 35th Street.

Staff finds that the proposed amendment is consistent with the existing and proposed use of the subject site.

PREVIOUS ACTIONS: None

CONCURRENCES: None

FISCAL IMPACT: None

RECOMMENDATION: Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Attachments: Resolution, Planning Report, Justification letter, Plat, Existing Survey, Proposed Survey, Future Land Use Map, Zoning and Aerial Map

RESOLUTION _____

A RESOLUTION OF THE TOWN OF DAVIE, FLORIDA, AUTHORIZING AN AMENDMENT TO THE NON-VEHICULAR ACCESS LINE OF THE "NEW WORLD PLAT", AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the boundary plat known as the New World Plat was recorded in the public records of Broward County in Plat Book 166, Page 37; and

WHEREAS, the owners desire to amend the non-vehicular access line associated with said plat; and

WHEREAS, Broward County requires that the Town of Davie concur with this amendment prior to a review of the proposed revision by Broward County Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF DAVIE, FLORIDA.

SECTION 1. The Town Council of the Town of Davie does hereby approve of the proposed amendment to the non-vehicular access line shown on the New World Plat. The proposed revision being specifically described on the planning report attached hereto as Exhibit "A".

SECTION 2. This resolution shall take effect immediately upon its passage and adoption.

PASSED AND ADOPTED THIS _____ DAY OF _____, 2003.

MAYOR/COUNCILMEMBER

ATTEST:

TOWN CLERK

APPROVED THIS _____ DAY OF _____, 2003.

TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation

APPLICANT INFORMATION

<u>Owner:</u>		<u>Agent:</u>	
Name:	Nova Southeastern University John J. Santulli	Name:	Nova Southeastern University John J. Santulli
Address:	3301 College Avenue	Address:	3301 College Avenue
City:	Fort Lauderdale, Florida 33314	City:	Fort Lauderdale, Florida 33314
Phone:	(954) 262-8837	Phone:	(954) 262-8837

BACKGROUND INFORMATION

Application History: No deferrals have been requested.

Application Request: Petitioner is requesting to amend non-vehicular access line (NVAL) on the "New World Plat." This is the site of the newly constructed Nova Family Center. The site plan was approved by Town Council on March 6, 2002. The delegation is needed to ensure that the plat access openings are consistent with those constructed as indicated on the approved site plan. The applicant seeks two new 30' openings and two new 20' openings in the NVAL along southwest 35th Street.

Address/Location: 7676 S.W. 36th Street/Generally located on the S.W. Corner of S.W. 35th Street and S.W. 76th Avenue.

Future Land Use
Plan Designation: Regional Activity Center (RAC)

Zoning: CF, Community Facility

Parcel Size: 210,612 sq. ft. (4.84 Acres)

Existing Use: A 120,000 square foot family center village.

	<u>Surrounding Uses:</u>	<u>Surrounding Land</u> <u>Use Plan Designation:</u>
North:	Shopping Center	Regional Activity Center (RAC)
South:	Church	Regional Activity Center (RAC)
East:	Residential and Vacant	Residential (5 D.U./acre)
West:	Car Dealership and Vacant	Regional Activity Center (RAC)

Surrounding Zoning:

North: B-3, Planned Business Center
South: CF, Community Facility
East: R-5, Residential 5 dwelling units per acre
West: B-3, Planned Business Center

ZONING HISTORY

Previous Request on same property:

Plat Request (P 11-2-97): The New World Plat was approved (R-98-51) by the Town of Davie on February 4, 1998.

Site Plan (SP 1-1-02): The Town of Davie approved the Nova Southeastern University Family Center Village site plan submittal (two buildings total 112,268 square feet) on March 6, 2002.

APPLICATION DETAILS

Petitioner is requesting to amend the non-vehicular access line (NVAL) on the "New World Plat". Currently, there is an existing 50'-0" opening in NVAL on the "New World Plat" 270'-0" east from the P.O.B. (1) which the applicant proposes to vacate. The applicant seeks two new 30' openings and two new 20' openings in the NVAL along southwest 35th Street.

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Town of Davie Land Development Code.

The Broward County Land Development Code requires Delegation Requests for plat note amendments.

Significant Development Review Agency Comments

Broward County Development Management Division is the County lead agency in assessing the impact of development through the plat and/or delegation request process. Broward County requires that the petitioner request to amend or revise the level of approved development on the plat. Such requests must be approved by the local municipality and County Commission, and then subsequently recorded against the plat. As part of the delegation request process, the property would be reviewed for traffic concurrency and assessed any additional traffic impact fees, or mitigation measures, as applicable.

Comprehensive Plan Considerations

Planning Area:

The proposed project is within the planning area No. 8 characterized by older, small scale commercial development, older single-family residential neighborhoods, and newer large scale multi-family residential developments that serve the South Florida Education Center.

Broward County Land Use Plan:

The subject site falls within Flexibility Zone 99.

Broward County Land Development Code:

The Broward County Land Development Code requires that any changes or waivers to requirements of development permit applications be reviewed and approved or disapproved by the municipality with final approval by Broward County Commission.

Applicable Goals, Objectives & Policies:

The proposed plat is generally consistent with the goals, objectives and policies of the Comprehensive Plan.

Staff Analysis/Findings of Fact

The proposed amendment is consistent with the existing and proposed use of the subject site. Only Parcel A is affected by this delegation request. In addition, Nova Southeastern University is exempt from both impact fees and traffic concurrency as defined in Chapter 2001-289 Florida statutes. The request is to ensure that the plat accurately reflects what has been built at this site, the new Jim and Jan Moran Family Center.

Staff Recommendation

Recommendation:

Staff finds the subject application complete and suitable for transmittal to Town Council for further consideration.

Town Council Action

Exhibits

1. Justification letter
2. Plat
3. Existing Survey
4. Proposed Survey
5. Future Land Use Map
6. Zoning and Aerial Map

Prepared by: _____

Reviewed by: _____



May 14, 2003

Justification Letter

Let this letter serve as our official request to abandon a portion of S.W. 76th Avenue (Kirkland Road) between S.W. 37th Court and S.W. 36th Street in the Town of Davie, Florida. It is our belief the abandonment of this public right of way as shown on the attached exhibits will have no negative impacts on the residents, colleges, commercial facilities or Town circulation requirements for the surrounding neighborhood and will actually be an improvement to the safety and welfare of the public.

S.W. 76th Avenue is used primarily by the residential neighborhood located North of S.W. 39th Street, East of S.W. 76th Avenue, and up to and including S.W. 37th Court. Currently additional trips on this segment of roadway are created by vehicles traveling to the Nova Southeastern University campus.

Recent construction of a connecting link of roadway over the Central Broward Water Control District's canal will create even more trips by non-residential travel. Access from University Drive and adjacent shopping areas will certainly impact the neighborhood.

The proposal would eliminate the roadway connection between S.W. 37th Court and the new canal crossing.

Residents would continue to find their way home via S.W. 39th Street. Nova Southeastern University visitors would access the campus from a various supply of routes, either the University Drive/S.W. 36th Street connector, the University Drive/Health Professions entrance, or the several existing entrances off S.W. 30th Street and College Avenue.

The proposal will isolate residential traffic from University traffic, which is desirable to both. All existing utilities will remain in the corridor as necessary in recorded easements. A 100-foot diameter cul-de-sac will be constructed at the North end of S.W. 76th Avenue, on partially dedicated University property.

Sincerely,

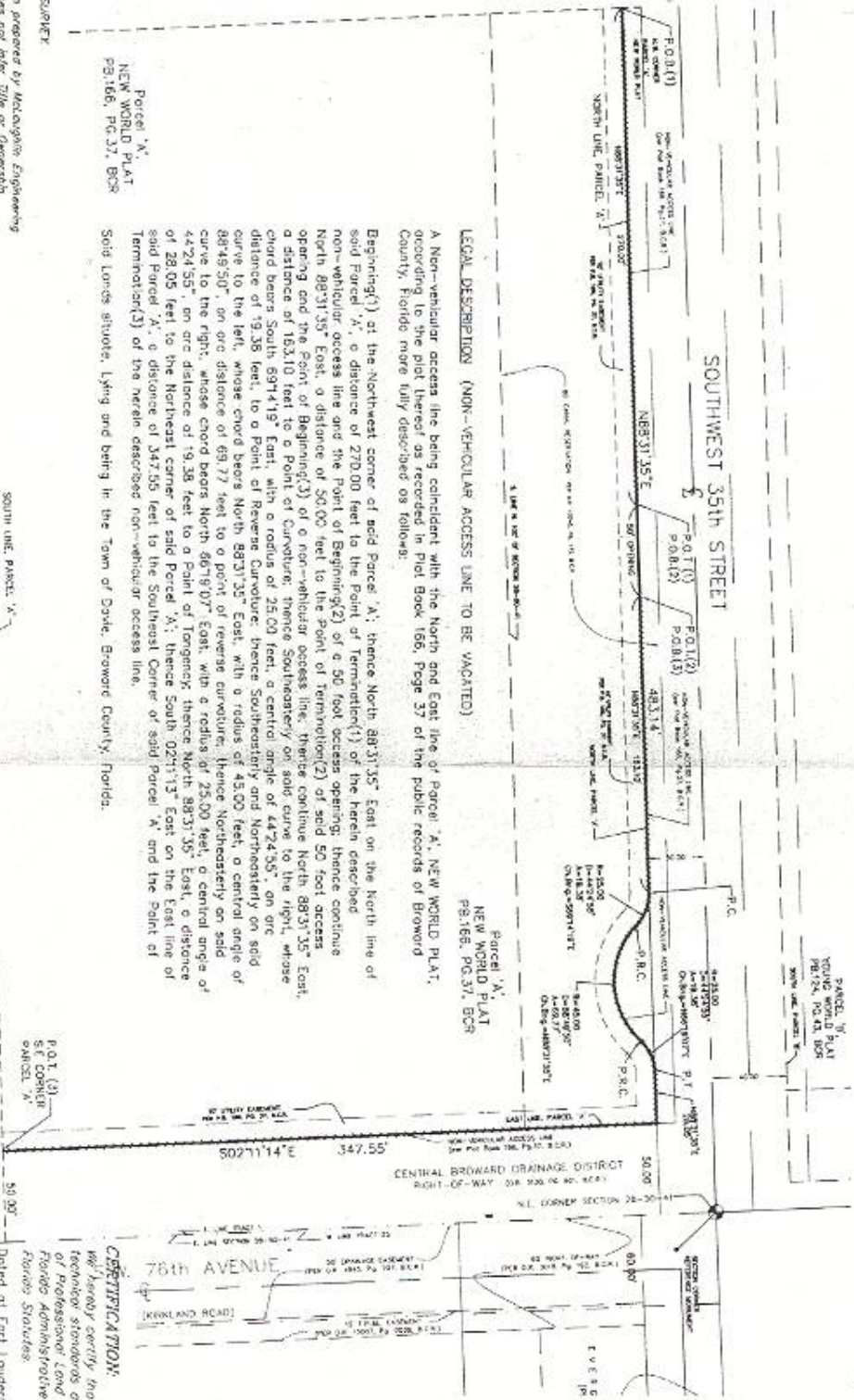


John J. Santulli
Ass. Vice President

1" = 60'

Legend
 P.O.B. - PLAT BOOK
 P.O.C. - POINT OF COMMENCEMENT
 P.O.T. - POINT OF TANGENCY
 P.O.I. - POINT OF INTERSECTION
 P.O.E. - POINT OF ESTABLISHMENT
 P.O.A. - POINT OF ADJUNCTION
 P.O.S. - POINT OF SURRENDER
 P.O.D. - POINT OF DEDICATION
 P.O.R. - POINT OF RESERVATION
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 P.O.A. - POINT OF ADJUNCTION
 P.O.S. - POINT OF SURRENDER
 P.O.D. - POINT OF DEDICATION

SKETCH & DESCRIPTION (Non-Vehicular Access Line to be vacated) PARCEL 'A', NEW WORLD PLAT (PLAT BOOK 166, PAGE 37, B.C.R.)



LEGAL DESCRIPTION (NON-VEHICULAR ACCESS LINE TO BE VACATED)

A Non-vehicular access line being coincident with the North and East line of Parcel 'A', NEW WORLD PLAT, according to the plat thereof as recorded in Plat Book 166, Page 37 of the public records of Broward County, Florida more fully described as follows:

Beginning(1) at the Northwest corner of said Parcel 'A'; thence North 88°31'35" East on the North line of said Parcel 'A', a distance of 270.00 feet to the Point of Beginning(2) of a 50 foot access opening; thence continue North 88°31'35" East, a distance of 50.00 feet to the Point of Beginning(3) of said 50 foot access opening and the Point of Beginning(3) of a non-vehicular access line; thence continue North 88°31'35" East, a distance of 163.10 feet to a Point of Curvature; thence Southwesterly on said curve to the right, whose chord bears South 69°14'19" East, with a radius of 25.00 feet, a central angle of 44°24'35", an arc distance of 19.38 feet, to a Point of Reverse Curvature; thence Southwesterly and Northerly on said curve to the left, whose chord bears North 88°31'35" East, with a radius of 45.00 feet, a central angle of 88°19'50", an arc distance of 69.77 feet to a point of reverse curvature; thence Northerly on said curve to the right, whose chord bears North 66°18'07" East, with a radius of 25.00 feet, a central angle of 44°24'35", an arc distance of 19.38 feet to a Point of Tangency; thence North 88°31'35" East, a distance of 28.05 feet to the Northeast corner of said Parcel 'A'; thence South 02°11'13" East on the East line of said Parcel 'A', a distance of 347.55 feet to the Southwest Corner of said Parcel 'A' and the Point of Termination(3) of the herein described non-vehicular access line.

Said Lanes shulde, lying and being in the Town of Davle, Broward County, Florida.

CERTIFICATION:

We hereby certify that this sketch meets the minimum technical standards as set forth by the Florida Board of Professional Land Surveyors in Chapter 61C17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

Dated at Fort Lauderdale, Florida, this 9th day of September, 2002.

McLAUGHLIN ENGINEERING CO.

NOT A SURVEY
 description prepared by McLaughlin Engineering
 Y and does not alter title or Ownership
 sound improvements, if any, not located
 with reference to all easements and rights of way, or
 on above referenced record plat. The subject
 Y was not obstructed for other easements, road
 ways or rights-of-way of record by McLaughlin
 when Co.

SKETCH & DESCRIPTION

(Non-Vehicular Access Line to be dedicated)
 SKETCH & DESCRIPTION
 PARCEL 'A', NEW WORLD PLAT
 (PLAT BOOK 166, PAGE 37, B.C.R.)

SECRET

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2. DATE OF INFORMATION

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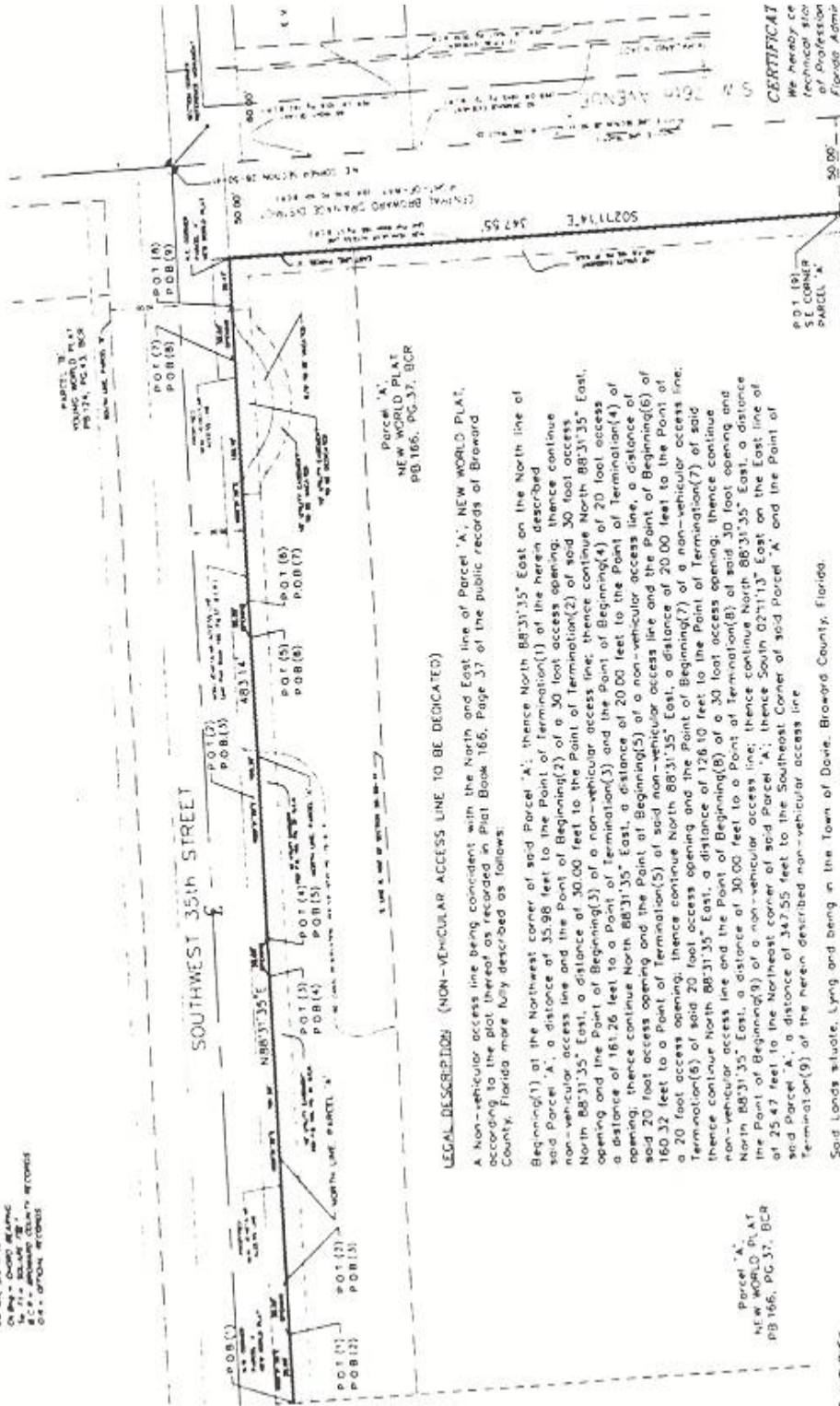
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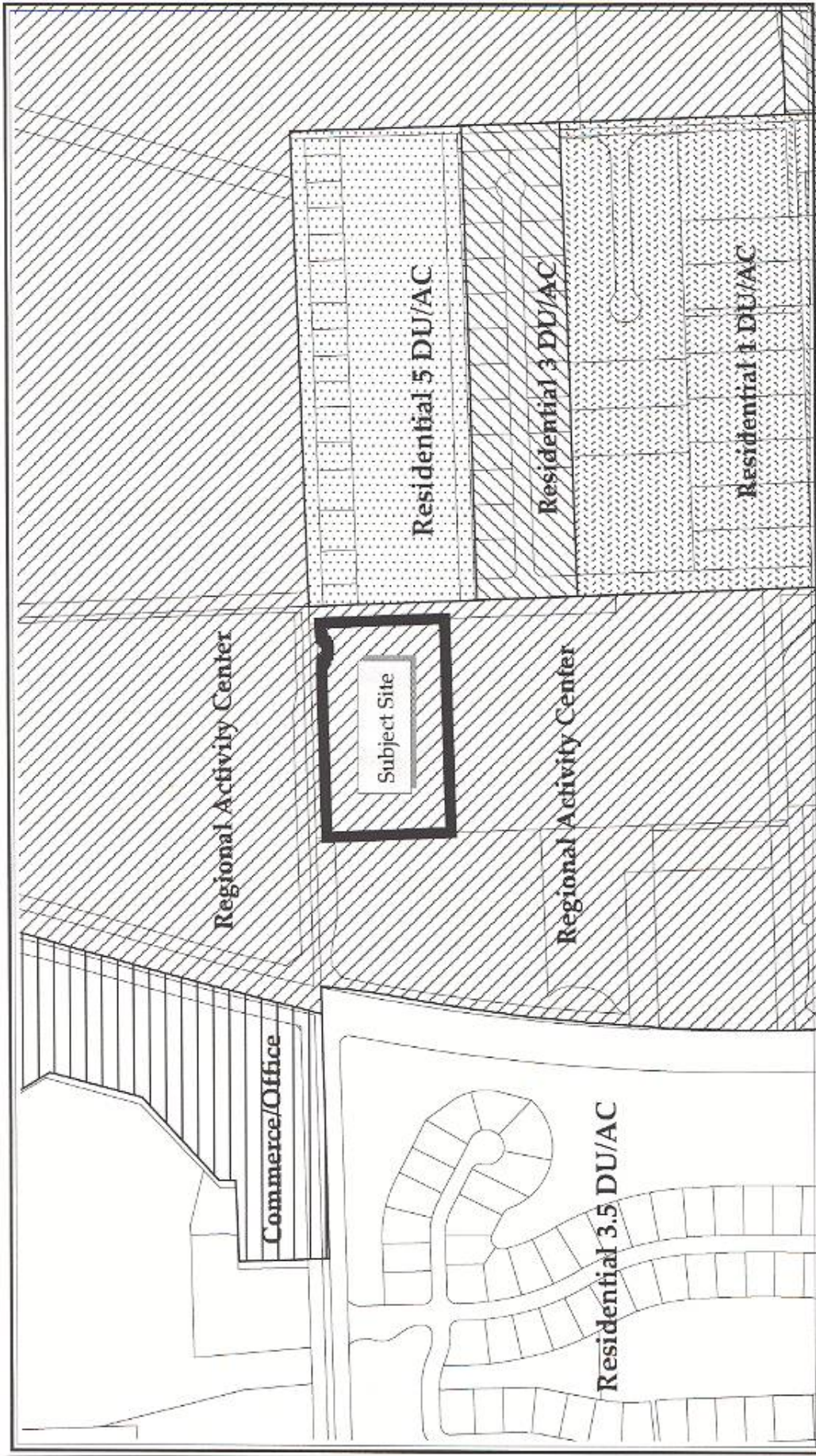
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and instruments, if any, not located in reports of assignments and rights of way, or a above referenced record plus the Submittal was not conducted for other instruments, record and rights of way of record by McLoughlin and Co.

035-16085 to 16086 to 16087
and 161/991, and 16088 to 16089

UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.

CERTIFICATE
We hereby certify that _____
has successfully completed the
technical study of Professional
Florida Administrative Code
Florida Statute _____
Dated at Fort _____,
September _____, 20____.



300 0 300 600 Feet



Planning & Zoning Division - GIS



DELEGATION REQUEST **DG 6-1-03** **Future Land Use Map**

Prepared By: DMA
 Date Prepared: 06-23-03



Date Flown:
12/31/00



300 0 300 600 Feet

Planning & Zoning Division - GIS



DELEGATION REQUEST **DG 6-1-03** **Zoning and Aerial Map**

Prepared By: DMA
Date Prepared: 06-23-03